

PETITION FOR SPECIAL HEARING 85-62-SPH TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve an enlargement of the owners' existing personal use greenhouse as remaining an "accessory structure" within the definitions of Section 101 of the Zoning Regulations of Baltimore County.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of the above Special Hearing advertising, posting, etc., upon filing of this Petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser:
(Type or Print Name)
Signature
Address
City and State
Attorney for Petitioner:
(Type or Print Name)
Address
City and State
Name, address and phone number of legal owner, contract purchaser or representative to be contacted
City and State
Attorney's Telephone No.:
Address

Legal Owner(s):
Matko Chullin
(Type or Print Name)
Signature
Carol Chullin
(Type or Print Name)
Signature

ORDERED By The Zoning Commissioner of Baltimore County, this 10th day of July, 1984, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that proper notice be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County, in Room 106, County Office Building in Towson, Baltimore County, on the 22th day of August, 1984, at 10:15 o'clock.

Carl J. Jolson
Zoning Commissioner of Baltimore County.

RE: PETITION FOR SPECIAL HEARING : BEFORE THE ZONING COMMISSIONER
NW/4 Oriole Ave., 148' SW of
the Centerline of West
Riverside Ave. (408 Oriole
Ave.), 15th District
MATKO CHULLIN, et ux,
Petitioners
Case No. 85-62-SPH

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Phyllis Cole Friedman
Phyllis Cole Friedman
People's Counsel for Baltimore County

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel
Rm. 223, Court House
Towson, MD 21204
494-2188

I HEREBY CERTIFY that on this 9th day of August, 1984, a copy of the foregoing Entry of Appearance was mailed to Mr. and Mrs. Matko Chullin, 408 Oriole Ave., Baltimore, MD 21224, Petitioners.

Peter Max Zimmerman
Peter Max Zimmerman

Case No. 85-62-SPH
Item No. 365
Date: October 30, 1984

NW/4 of Oriole Ave., 148' SW of c/l of
W. Riverside Ave. (408 Oriole Ave.)
15th Election District
Matko Chullin, et ux - Petitioners

- ☒ 1. Copy of Petition
- ☒ 2. Copy of Description of Property
- ☒ 3. Copy of Certificate of Posting (1 Sign)
- ☒ 4. Copy of Certificate of Publication
- ☒ 5. Copy of Zoning Advisory Committee Comments
- ☒ 6. Copy of Comments from the Director of Planning
- ☒ 7. Planning Board Comments and Accompanying Map
- ☒ 8. Copy of Order to Enter Appearance
- ☒ 9. Copy of Order - ~~XXXXXX~~ Deputy Zoning Commissioner
- ☒ 10. Copy of Plat of Property
- ☒ 11. 200' Scale Location Plan
- ☒ 12. 1000' Scale Location Plan
- ☒ 13. Memorandum in Support of Petition
- ☒ 14. Letter(s) from Protestant(s)
- ☒ 15. Letter(s) from Petitioner(s)
- ☒ 16. Protestants' Exhibits to
- ☒ 17. Petitioners' Exhibits to
- ☒ 18. Letter of Appeal

Mr. and Mrs. Matko Chullin
408 Oriole Avenue
Baltimore, Maryland 21224
Petitioners
Mrs. Nancy Leiter
P. O. Box 18559
Baltimore, Maryland 21237
Interested Party
Phyllis C. Friedman, Esquire
Norman E. Gerber
James Hoswell
Arnold Jablon
Jean M. H. Jung
James E. Dyer
People's Counsel
Request Notification
" "
" "
" "

County Board of Appeals of Baltimore County
Room 200 Court House (Hearing Room #218)
Towson, Maryland 21204
(301) 494-3180
November 19, 1984

NOTICE OF ASSIGNMENT

NO POSTPONEMENTS WILL BE GRANTED WITHOUT GOOD AND SUFFICIENT REASONS. REQUESTS FOR POSTPONEMENTS MUST BE IN WRITING AND IN STRICT COMPLIANCE WITH BOARD RULE 2(b). ABSOLUTELY NO POSTPONEMENTS WILL BE GRANTED WITHIN FIFTEEN (15) DAYS OF SCHEDULED HEARING DATE IN ACCORDANCE WITH RULE 2(c), COUNTY COUNCIL BILL #59-79

CASE NO. 85-62-SPH
MATKO CHULLIN, ET UX
NW/4 of Oriole Ave., 148' SW of c/l
of W. Riverside Ave. (408 Oriole Ave.)
15th District
SPH-Enlargement of a greenhouse as an
accessory structure
10/5/84 - D.Z.C.'s Order - DENIED

ASSIGNED FOR: TUESDAY, FEBRUARY 12, 1985, at 10 a.m.

cc: Mr. & Mrs. Matko Chullin Petitioners
Mrs. Nancy Leiter
Thomas J. Bollinger, Esq. Law Office
N. E. Gerber
J. Hoswell
A. Jablon
J. Jung
J. Dyer
Margaret Mox

June Holmen, Secy.

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

ARNOLD JABLON
ZONING COMMISSIONER

October 5, 1984

Mr. and Mrs. Matko Chullin
408 Oriole Avenue
Baltimore, Maryland 21224

RE: Petition for Special Hearing
NW/4 of Oriole Ave., 148' SW of the
center line of West Riverside Ave.
(408 Oriole Ave.) - 15th Election
District
Matko Chullin, et ux - Petitioners
No. 85-62-SPH (Item No. 365)

Dear Mr. and Mrs. Chullin:

I have this date passed my Order in the above captioned matter in accordance with the attached.

Very truly yours,
Jean M.H. Jung
JEAN M.H. JUNG
Deputy Zoning Commissioner

JMHJ/mc

Attachments

cc: Mrs. Nancy Leiter
P.O. Box 18559
Baltimore, Maryland 21237

People's Counsel

406 Oriole Avenue
Baltimore, Maryland 21224

November 13, 1984

Bureau of Appeals
200 Court House Bldg.
Towson, Maryland 21204

To Whom It May Concern:

This letter is in reference to Case No. 85-62SPH Chullin.

Would you please be kind enough to let me know the date and time and place of hearing for the above mentioned case? Also, I would appreciate knowing the lawyers name and address that is handling this case.

Thank You.

Sincerely,

Margaret W. Mox
Margaret W. Mox

Home Phone 282-2807

PETITION FOR SPECIAL HEARING
15th Election District

ZONING: Petition for Special Hearing
LOCATION: Northwest side Oriole Avenue, 148 ft. Southwest of the centerline of West Riverside Avenue (408 Oriole Avenue)
DATE & TIME: Wednesday, August 29, 1984 at 10:15 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Special Hearing under Section 500.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve an enlargement of the owners' existing personal use greenhouse as remaining an "accessory structure" within the definitions of Section 101 of the Baltimore County Zoning Regulations

Being the property of Matko Chullin, et ux, as shown on plat plan filed with the Zoning Department.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY

ORDER RECEIVED FOR FILING

RE: PETITION FOR SPECIAL HEARING : BEFORE THE
NW/4 of Oriole Ave., 148' SW of the center
line of West Riverside Ave. (408 Oriole
Ave.) - 15th Election District
Matko Chullin, et ux - Petitioners
No. 85-62-SPH (Item No. 365)
BALTIMORE COUNTY
Pursuant to the advertisement, posting of property, and public hearing on the petition and it appearing that by reason of the following finding of facts:
1. The herein petitioners request the approval of an enlargement of the existing personal use greenhouse as remaining an "accessory structure".
2. Testimony presented by Matko Chullin, a petitioner, indicated that his existing dwelling is 14' wide and 35.5' long, the existing "personal greenhouse" is 20'x30', and that the proposed addition will be 27'x44'. Mr. Chullin was extremely vague in describing the use of the existing "greenhouse" but did acknowledge that the building has been utilized partially for storage since January, 1984. Further testimony revealed that the frame for the proposed addition has been purchased and plans have been made to provide heat to grow house-plants and lettuce and to start vegetable plants during the winter months.
After due consideration of the testimony and evidence presented and an on-site inspection by the Deputy Zoning Commissioner, in the opinion of the Deputy Zoning Commissioner, the existing 20'x30' building has not been used to any large extent for greenhouse purposes, the petitioners have not actively or extensively pursued a hobby in horticulture and, considering the size of the house, greenhouses (existing and proposed) totaling 1,758 square feet could not be considered subordinate accessory to the existing dwelling and an enlargement of the existing personal greenhouse would be detrimental to the health, safety, and general welfare of the community and would not be within the spirit and intent of the zoning regulations. Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, on the 5th day of October, 1984, that the herein Petition for Special Hearing and the same is hereby DENIED.

Jean M.H. Jung
Deputy Zoning Commissioner of
Baltimore County

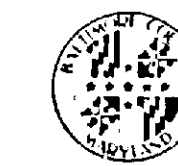
Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of the following finding of facts:

Zoning Description

Beginning on the NW/S of Oriole Ave. at the distance of 148 ft. S.W. of the centerline of Riverside Ave. Being Lots number # 9, 10, 11 on the plat of Frankton Section 8, Book #4 Folio 93. Also Known as # 408 Oriole Ave. 15th. Election District.

Zoning Description

Beginning on the NW/S of Oriole Ave. at the distance of 148 ft. S.W. of the centerline of Riverside Ave. Being Lots number # 9, 10, 11 on the plat of Frankton Section 8, Book #4 Folio 93. Also Known as # 408 Oriole Ave. 15th. Election District.



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

ARNOLD JABLON
ZONING COMMISSIONER

May 16, 1984

Ms. Carol Chullin
408 Oriole Avenue
Baltimore, Maryland 21224

RE: Proposed Greenhouse En-
largement
408 Oriole Avenue
15th Election District

Dear Ms. Chullin:

In response to your letter of April 24, 1984, please be advised that a public hearing will be necessary for you to do what you propose. I have been consistent in requiring requests such as yours to have public hearings. If you need assistance in the preparation of a petition, call 494-3391 for an appointment with an associate to assist you.

Sincerely,

Arnold Jablon
ARNOLD JABLON
Zoning Commissioner

AJ/srl

IN RE: PETITION FOR SPECIAL HEARING
NW/S of Oriole Ave., 148' SW of the
centerline of West Riverside Ave.
(408 Oriole Avenue)
15th Election District
Matko Chullin, et ux - Petitioners

* BEFORE THE
* BOARD OF APPEALS
* OF BALTIMORE COUNTY
* Case No. 85-62-SPH
*

Entry of Appearance

Please enter my appearance as a party in the above captioned matter, pursuant to Section 501.6, B.C.Z.R., and I hereby request that any and all notices be forwarded to my office, including but not limited to hearing dates and/or preliminary or final Orders.

Arnold Jablon
Arnold Jablon
Zoning Commissioner of Baltimore
County
Room 109 - 111 West Chesapeake Avenue
Towson, Maryland 21204
494-3353

Certificate of Mailing

IT IS HEREBY CERTIFIED that on this 31st day of October 1984, copies of the foregoing Entry of Appearance were mailed, postage prepaid, by first class delivery to the County Attorney of Baltimore County, People's Counsel for Baltimore County, Petitioner(s) and/or Protestant(s) in the above captioned matter.

Arnold Jablon
Arnold Jablon



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

ARNOLD JABLON
ZONING COMMISSIONER

October 31, 1984

Mrs. Nancy Leiter
P. O. Box 18559
Baltimore, Maryland 21237

RE: Petition for Special Hearing
NW/S of Oriole Ave., 148' SW of the
centerline of West Riverside Ave.
(408 Oriole Avenue)
Matko Chullin, et ux - Petitioners
Case No. 85-62-SPH

Dear Mrs. Leiter:

Please be advised that an appeal has been filed by the Petitioners, Mr. and Mrs. Matko Chullin, from the decision rendered by the Deputy Zoning Commissioner of Baltimore County in the above referenced matter.

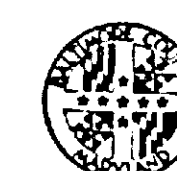
You will be notified of the date and time of the appeal hearing when it is scheduled by the County Board of Appeals.

Sincerely,

Arnold Jablon
ARNOLD JABLON
Zoning Commissioner

AJ:ech

cc: Phyllis C. Friedman, Esquire
People's Counsel



County Board of Appeals of Baltimore County

Room 200 Court House
Towson, Maryland 21204
(301) 494-3180
February 21, 1985

Mr. and Mrs. Matko Chullin
408 Oriole Avenue
Baltimore, MD 21224

Re: Case #85-62-SPH
Matko Chullin, et ux

Dear Mr. and Mrs. Chullin:

Enclosed herewith is a copy of the Opinion and Order passed today by the County Board of Appeals in the above entitled case.

Very truly yours,

Edith T. Eisenhart
Edith T. Eisenhart, Adm. Secretary

Enclosure

cc: Mrs. Nancy Leiter
Mrs. Margaret Mox
Thomas J. Bollinger, Esquire
Norman E. Gerber
James G. Hoswell
Arnold Jablon
Jean M. H. Jung
James E. Dyer

1526-84

To whom it may concern in reference
to case no. 85-62-SPH

This is an appeal to not have a
so called Green House constructed
on the property of 408 Oriole Avenue
as it would not be a Green House
but the same as exists now which
is a shed full of junk.

I really don't think he knows
the meaning of a Green House.

Also it would add greatly to
the problem we now have with
the shed he has now. We get all
the water that drains off of the
shed on our patio and goes in
our basement.

We are both retired and in
poor health and everything he
builds adds to our water
problem.

Mr & Mrs George F Mox
406 Oriole Avenue
Baltimore, Maryland
P.S. 21224

It is impossible for us to
get to the court House
So I am writing this letter
Hoping it will help.

RECEIVED
COUNTY BOARD OF APPEALS
MAY 28 A 9 32

IN THE MATTER OF THE APPLICATION OF
MATKO CHULLIN, ET UX
FOR A SPECIAL HEARING
RE ENLARGEMENT OF A
GREENHOUSE AS AN
"ACCESSORY STRUCTURE"
NW/4 OF ORIOLE AVE. 148'
SW OF W. RIVERSIDE AVE.
(408 ORIOLE AVENUE)
15th DISTRICT

BEFORE
COUNTY BOARD OF APPEALS
OF
BALTIMORE COUNTY
NO. 85-62-SPH

OPL. ON

This case comes before the Board on an appeal from the Opinion and Order of the Deputy Zoning Commissioner, dated October 5, 1984, denying the petition for a special hearing. The subject property is located on the northwest side of Oriole Avenue 148 feet southwest of the centerline of West Riverside Avenue (408 Oriole Avenue), in the Fifteenth Election District of Baltimore County.

The facts of this case are relatively simple. The Petitioner herein is the owner of the subject property which presently contains a dwelling house and a combination shed/greenhouse. The dwelling measures 61 feet by 14 feet, or 854 square feet. The existing shed/greenhouse is 600 square feet, 20 feet by 30 feet, and is not attached to the dwelling. The Petitioner wishes to add on to the shed an additional 1,188 square feet, 27 feet by 44 feet. The purpose of this addition would be to add to the area of the greenhouse devoted to planting as much of the current area is used for storage.

The Petitioner testified that the addition would not be for commercial use, rather the produce and flowers grown would be used in the household or for charitable purposes. However, the Petitioner could not satisfy this Board as to why such a large addition was needed to accommodate the planting area for personal use.

MATKO CHULLIN, ET UX - #85-62-SPH

2.

Based upon the testimony before this Board, we are of the opinion that the Findings of Fact of the Deputy Zoning Commissioner are correct and her Order should be affirmed. The Petitioner's request would result in an accessory structure approximately twice the size of the existing dwelling unit. A structure of the proposed size is certainly not incidental and/or subordinate to the dwelling house as described in Section 101 of the Baltimore County Zoning Regulations (BCZR). Therefore, we find that to grant this petition would be contrary to the intent and spirit of the BCZR and will so order.

ORDER

For the reasons set forth in the foregoing Opinion, it is this 21st day of February, 1985, by the County Board of Appeals, ORDERED that the Order of the Deputy Zoning Commissioner, dated October 5, 1984, is hereby AFFIRMED, and that the special hearing to approve an enlargement of the existing greenhouse as remaining an "accessory structure" within the definitions of Section 101 of the Baltimore County Zoning Regulations petitioned for be and the same is hereby DENIED.

Any appeal from this decision must be in accordance with Rules B-1 through B-13 of the Maryland Rules of Procedure.

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

William R. Evans, Acting Chairman
Lawrence B. Schmidt
LeRoy R. Spurrer

March 21, 1985
408 Oriole Avenue
Baltimore, Maryland 21224

Re: Case #85-62-SPH
Matko Chullin, et ux
Petition for Reconsideration
and Withdrawal of Order

Dear Members of the Board:

The purpose of this letter is to file with the Board a formal motion for reconsideration of its Opinion and Order in the above entitled case. This request is being made within the thirty day period required by Rule B-4 of the Maryland Rules of Procedure.

There are two separate grounds cited in support of this motion for reconsideration. First, the Board is mistaken in not considering that the proposed 27 feet by 44 feet greenhouse addition results in a total utilization of less than 40% of the backyard land area and therefore, the addition would remain an "accessory structure" under this separate but equally valid zoning criterion. Second, the disallowance of the building permit would cause serious financial harm to the petitioner who in good faith relied on the information that 40% of the backyard land could be so utilized and had already purchased the greenhouse unit approximately one year ago for the sum of thirty-two hundred dollars.

Based upon the foregoing grounds, Petitioner requests an Order of the Board granting his Motion for Reconsideration and withdrawing the Board's Order dated February 21, 1985, in Case #85-62-SPH.

Respectfully submitted,
Matko Chullin
Petitioner

cc: William R. Evans,
Acting Chairman

RECEIVED
COUNTY BOARD OF APPEALS
MAY 22 P 5 19



County Board of Appeals of Baltimore County
Room 200 Court House (Hearing Room #218)
Towson, Maryland 21204
(301) 494-3180
March 28, 1985

NOTICE OF ASSIGNMENT

NO POSTPONEMENTS WILL BE GRANTED WITHOUT GOOD AND SUFFICIENT REASONS. REQUESTS FOR POSTPONEMENTS MUST BE IN WRITING AND IN STRICT COMPLIANCE WITH BOARD RULE 2(b). ABSOLUTELY NO POSTPONEMENTS WILL BE GRANTED WITHIN FIFTEEN (15) DAYS OF SCHEDULED HEARING DATE IN ACCORDANCE WITH RULE 2(c), COUNTY COUNCIL BILL #59-79

ON MOTION FOR RECONSIDERATION ONLY

CASE NO. 85-62-SPH MATKO CHULLIN, ET UX
SPH - ACCESSORY STRUCTURE
NW/4 OF ORIOLE AVE., 148'
SW OF C/L OF W. RIVERSIDE AVE.
(408 ORIOLE AVENUE)
15th DISTRICT

2/21/85 - BOARD DENIED PETITION

ASSIGNED FOR TUESDAY, JUNE 4, 1985 at 9:30 a.m.

cc: Mr. and Mrs. Matko Chullin Petitioners
Mrs. Nancy Leiter Interested Party
Margaret Mox
Thomas J. Bollinger, Esquire Office of Law
Norman E. Gerber
James G. Hoswell
Arnold Jablon
Jean M. H. Jung
James E. Dyer

Edith T. Eisenhart, Adm. Secretary

11/19/84 - Following were notified of hearing set for Tues. Feb. 12, 1985, at 10 a.m.:

Mr. and Mrs. Matko Chullin
Nancy Leiter
T. Bollinger
N. Gerber and J. Hoswell
A. Jablon, J. Jung, J. Dyer

3/28/85 - Above notified of hearing on MOTION FOR RECONSIDERATION set for
TUESDAY, JUNE 4, 1985 at 9:30



County Board of Appeals of Baltimore County
Room 200 Court House
Towson, Maryland 21204
(301) 494-3180
June 11, 1985

Mr. and Mrs. Matko Chullin
408 Oriole Avenue
Baltimore, MD 21224

Re: Case No. 85-62-SPH
Matko Chullin, et ux

Dear Mr. and Mrs. Chullin:

Enclosed herewith is a copy of the Amended Opinion and Order passed today by the County Board of Appeals in the above entitled case.

Very truly yours,

Edith T. Eisenhart
Edith T. Eisenhart, Adm. Secretary

Encl.

cc: Mrs. Nancy Leiter
Margaret Mox
Thomas J. Bollinger, Esquire
Norman E. Gerber
James G. Hoswell
Arnold Jablon
Jean M. H. Jung
James E. Dyer

3/22/85 - 3:15 PM - Received a call from a man who did not identify himself wanting to know if he filed a Motion for a Rehearing would that stay the appeal period to the Circuit Court. He said his time was up today so I assumed it was this case he was referring to. I told him I wasn't sure and would try to get an answer for him. Naturally, late on a Friday afternoon, it was hard to contact someone and by the time I got Larry on the phone, the man had hung up.

Larry's advice was to tell him that for safety of his appeal he should also file an Order for Appeal in the Circuit Court today in addition to the Motion for Rehearing he would be filing with the Board. Rule B5 states that he can file Motion for Extension of Time to file an Order for Appeal but that would have to be filed today also.

No where does it say that by filing a Motion for Rehearing with the Board said Motion stays time for filing Order for Appeal to the Circuit Court.

I had to leave about 4 PM and June was here when he filed the Motion and she showed him the note re above advice which Larry had given, and also that Larry was available in his office at the time. He did not file a copy of an Order for Appeal with us at this time - I do not know if one was filed in the Court.

IN THE MATTER OF THE APPLICATION OF MATKO CHULLIN, ET UX FOR A SPECIAL HEARING RE ENLARGEMENT OF A GREENHOUSE AS AN "ACCESSORY STRUCTURE" NW/4 OF ORIOLE AVE. 148' SW OF W. RIVERSIDE AVE. (408 ORIOLE AVENUE) 15th DISTRICT

BEFORE COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY No. 85-62-SPH

AMENDED OPINION AND ORDER

The above captioned matter came on for hearing on the Petitioner's Motion for Reconsideration. Petitioner and the Office of Law appeared and offered argument in support of their respective positions.

After due consideration this Board is persuaded that our initial consideration and interpretation of the law and the facts was erroneous.

The Baltimore County Zoning Regulations (BCZR) specifically states at §400.1:

"Accessory buildings in residence zones other than farm buildings, shall be located only in the rear yard and shall occupy not more than 40% thereof. On corner lots they shall be located only in the third of the lot farthest removed from any street and shall occupy not more than 50% of such third."

Initially this Board construed the petition and the request for an accessory structure as constituting a structure greater in size than the structure to which it was intended to be subordinate. However, on reconsideration it is obvious that the existing greenhouse and the proposed accessory structure combined, in size, constitute less than 40% of the rear yard.

MATKO CHULLIN - #85-62-SPH

2.

Of collateral concern is the intended use of the proposed structure. The Board is concerned that the proposed greenhouse will be utilized for the Petitioner's contracting business or some other commercial venture.

Consequently, this Board is convinced that we failed to consider initially the total rear yard dimensions and the fact that the proposed structure does not encompass more than 40% of the rear yard. We shall, therefore, reconsider our initial Order.

AMENDED ORDER

For the reasons set forth in the foregoing Amended Opinion, it is this 11th day of June, 1985, by the County Board of Appeals, ORDERED that the Order of the Deputy Zoning Commissioner, dated October 5, 1984, be and hereby is REVERSED, and that the special hearing to approve an enlargement of the existing greenhouse as remaining an "accessory structure" within the definitions of Section 101 of the Baltimore County Zoning Regulations petitioned for be and hereby is GRANTED, subject to the following restrictions:

1. The accessory structure shall not be used for or in conjunction with Petitioner's contracting business.
2. The accessory structure shall not be used for any commercial purpose.

Any appeal from this decision must be in accordance with Rules B-1

MATKO CHULLIN - #85-62-SPH

3.

through B-13 of the Maryland Rules of Procedure.

COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY

William R. Evans, Acting Chairman

LeRoy J. Spurrer

Lawrence E. Schmidt

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Ed McDonough - Bureau of Public Services

Steve Adamski - Health Department

Sue Carrell - Current Planning

Nick Commodari - Chairman ZPAC

FROM: Critical Area

SUBJECT: Critical Area

Please be advised that the following items are in a critical area and comments should be submitted according to my previous memo of June 15, 1984.

- Item No. 365 -
- Item No. 366 "listed as possible critical area"
- Item No. 3 -

NBC:bsc

cc: files

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Nick Commodari Date: August 31, 1984
FROM: Edward A. McDonough, P.E.
SUBJECT: Zoning Items - Critical Area

Attached are comments from James Markle for critical area items requested by your office.

EDWARD A. McDONOUGH, P.E., Chief
Developers Engineering Division

EM:iss
Attachment

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Ed McDonough Date: August 30, 1984
FROM: James A. Markle
SUBJECT: Critical Areas Review

1. Item 166 (1983-1984) *Everly*
No adverse impact expected.
2. Item 249 (1983-1984) *84-311*
No adverse impact expected.
3. Item 278 (1983-1984) *84-344*
No adverse impact expected.
4. Item 301 (1983-1984) *84-361*
No adverse impact expected.
5. Item 324 (1983-1984) *84-361*
No adverse impact expected.
6. Item 337 (1983-1984) *84-361*
No adverse impact expected.
7. Item 366 (1983-1984) *85-61A*
No adverse impact expected.
8. Item 365 (1983-1984) *85-62-SPH (Chullin)*
No adverse impact expected.
9. Item 3 (1983-1984) *85-67-A*
No adverse impact expected.

All of the above comments are made concerning the three items that were given as Public Works review responsibility in the June 1, 1984 memo from Norman Gerber to Don Hutchinson concerning Critical Areas.

Ed McDonough
Page Two
August 30, 1984

These three items are flood plains, effect of increased impervious areas and effects of points of storm water discharge.

JAM:ihm

JAMES A. MARKLE, P.E.
Chief, Storm Drain Design
and Approval Section

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. Arnold Jablon, Zoning Commissioner
Office of Planning and Zoning
TO: Ian J. Forrest Date: October 4, 1984
FROM: Ian J. Forrest
SUBJECT: Critical Areas
Meeting - July 10, 1984

Enclosed are Baltimore County Department of Health comments regarding critical areas for the following items:
Zoning Item #365 - Matko Chullin
Zoning Item #366 - Charles J. Crowther, et ux
Zoning Item #3 - Hallmark Financial Services, Inc.

Ian J. Forrest, Director
BUREAU OF ENVIRONMENTAL SERVICES

IJF/rth

BALTIMORE COUNTY DEPARTMENT OF HEALTH

Sept. 20, 1984
Date

Zoning Commissioner
Office of Planning & Zoning
County Office Building
Towson, Maryland 21204

CRITICAL AREA REVIEW

Zoning Item # 365 Zoning Advisory Committee Meeting of July 10, 1984

Property Owner: Matko Chullin

Location: NW/4 Oriole Ave. 148' from Ch. West District 15

Stream(s) on Property Yes No Y

COMMENTS The property lies within 100' from Moore Run and Back River.

Wetlands/Hydric Soils Yes No Y

COMMENTS Soil Survey (Sheet 44) indicates Sassafras Sandy Loam (SAB).

Note: As per Baltimore County Health Department Wetland Guidelines, development or grading is prohibited in upland and tidal wetlands.

OTHER COMMENTS Given the close proximity of this property to the Back River via Moore Run and presence of a stormwater drainage swale along the Potomac Freeway (I-695) this property use represents a potential threat to water quality. Owner must not permit release of fertilizers, pesticides or other agricultural chemicals from this facility, except that he may apply such substances to the property at or below the recommendations of the University of Maryland Cooperative Extension Service.

Magaret A. Long

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: ARNOLD JABLON, Zoning Commissioner Date: July 20, 1984

FROM: PAUL J. SOLOMON, Head Environmental Planning Section, OPZ

SUBJECT: Zoning Petition Cases #365, #366 and #3

I have reviewed these cases and have determined that the requests are consistent with the goals and objectives of the Chesapeake Bay Critical Area requirements.

PJS:vh

cc: Eugene A. Bober, Chief Current Planning & Development Div., OPZ

Nicholas B. Commodari, Chairman Zoning Advisory Committee

Andrea Van Arsdale, Coastal Zone Planner, OPZ

Case No. 85-62-SPH

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your petition has been received and accepted for filing this 10th day of July, 1984.

Petitioner Matko Chullin
Petitioner's Attorney

ARNOLD JABLON
Zoning Commissioner

Received by: Nicholas B. Commodari, Chairman, Zoning Plans Advisory Committee

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

August 16, 1984

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

000

Nicholas B. Commodari

Chairman

MEMBERS

Bureau of Engineering

Department of Traffic Engineering

State Roads Commission

Bureau of Fire Prevention

Health Department

Project Planning

Building Department

Board of Education

Zoning Administration

Industrial Development

Mr. & Mrs. Matko Chullin
408 Oriole Avenue
Baltimore, Maryland 21224

RE: Item No. 365 - Case No. 85-62SPH
Petitioner - Matko Chullin
Special Hearing Petition

Dear Mr. & Mrs. Chullin:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

In view of your proposal to construct a "large" addition to the rear of your existing greenhouse, this special hearing is required.

As indicated in our previous conversations, your property lies within a state critical area, and therefore will be subject to any requirements of this recent legislation. At the time of this writing, comments from the Bureau of Engineering and Health Department, concerning said legislation, were not available.

For further information on the comments of the Department of Permits and Licenses, you may contact Mr. Charles Burnham at 494-3987.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,
Nicholas B. Commodari, Chairman
NICHOLAS B. COMMODARI, Chairman
Zoning Plans Advisory Committee

NBC:bsc
Enclosures

BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.
DIRECTOR

July 23, 1984

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #365 (1983-1984)
Property Owner: Matko Chullin
N/WS Oriole Ave. 148' S/W from centerline
West Riverside Ave.
Acreage: Lots #9, 10 & 11 "Frankton"
Sec. 8, 4-93
District: 15th

Dear Mr. Jablon:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

General:

As no public facilities are involved, this office has no comment.

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

Very truly yours,

GILBERT S. BENSON, P.E., Asst. Chief
Bureau of Public Services

GSB:EAM:ROP:ss

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
TOWSON, MARYLAND 21204
NORMAN E. GERBER
DIRECTOR

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Zoning Advisory Meeting of 7-10-84
Item # 365
Property Owner: Matko Chullin
Location: NW/4 Oriole Ave.
148' S/W from Centerline

Dear Mr. Jablon:

The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are applicable.

- (X) There are no site planning factors requiring comment.
- () A County Review Group Meeting is required.
- () A County Review Group Meeting was held and the minutes will be forwarded by the Bureau of Public Services.
- () This site is part of a larger tract; therefore it is defined as a subdivision. The plan must show the entire tract.
- () A record plat will be required and must be recorded prior to issuance of a building permit.
- () The access is not satisfactory.
- () The circulation on this site is not satisfactory.
- () The parking arrangement is not satisfactory.
- () Parking calculations must be shown on the plan.
- () This property contains soils which are defined as wetlands, and development on these soils is prohibited.
- () Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-98 of the Development Regulations.
- () Development of this site may constitute a potential conflict with the Baltimore County Master Plan.
- () The amended Development Plan was approved by the Planning Board on [blank].
- () Landscaping should be provided on this site and shown on the plan.
- () The property is located in a deficient service area as defined by B11 178-73. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service is [blank].
- () The property is located in a traffic area controlled by a "D" level intersection as defined by B11 178-73, and as conditions change traffic capacity may become more limited. The Basic Services Areas are re-evaluated annually by the County Council.
- (X) Additional comments:

This site is located in the Chesapeake Bay Critical Area. Additional comments will be provided by the Comprehensive Planning Division.

Eugene A. Bober
Chief, Current Planning and Development

cc: James Howell

BALTIMORE COUNTY
DEPARTMENT OF TRAFFIC ENGINEERING
TOWSON, MARYLAND 21204
494-3550

STEPHEN E. COLLINS
DIRECTOR

July 10, 1984

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Item No. 364, 365, 366, 367, 369, 370, 1, and 3 ZAC-Meeting of July 10, 1984
Property Owner:
Location:
Existing Zoning:
Proposed Zoning:

Acreage:
District:

Dear Mr. Jablon:

The Department of Traffic Engineering has no comments for item numbers 364, 365, 366, 367, 369, 370, 1, and 3.

MSF/cdm

Michael S. Flanagan
Traffic Engineering Assoc. II

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: ARNOLD JABLON, Zoning Commissioner

Date: July 31, 1984

FROM: NORMAN E. GERBER, Director Office of Planning

SUBJECT: Chesapeake Bay Critical Area Interim Requirements

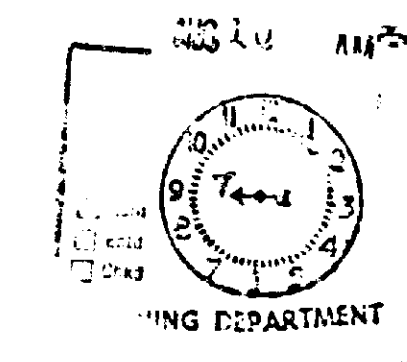
All special exception and variance petitions involving property located in the designated critical area must be evaluated in terms of impacts on water quality and fish, wildlife, and plant habitat. When it has been determined that a special exception or variance is consistent with critical area protection, the following language would be suitable to be included in a zoning order:

"Baltimore County, Maryland has reviewed this application involving property located in Maryland Chesapeake Bay Critical Area and has determined that it is consistent with the requirements of the State of Maryland to minimize adverse impacts on water quality and fish, wildlife, and plant habitat."

Please don't hesitate to call if we can offer any further assistance regarding the requirements of the Critical Area legislation.

Norman E. Gerber
Director of Planning

NEG:PJS:eds



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

ARNOLD JABLON
TO: Baltimore Co. Zoning Commissioner Date August 8, 1984

PAUL J. SOLOMON, Head
FROM: Environmental Planning Section, OPZ

SUBJECT: Zoning Petitions 85-61-A and 85-62-SPH

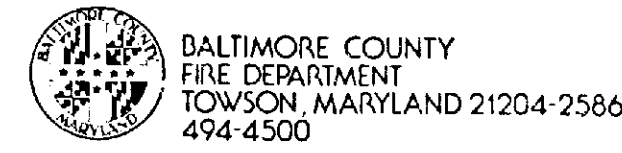
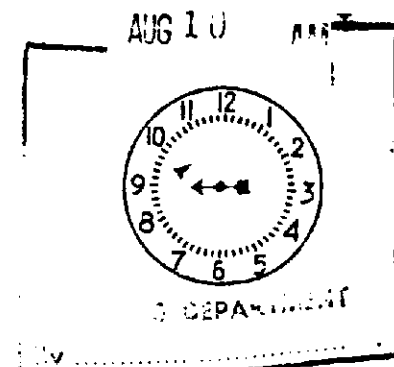
These petitions involve property located in the Chesapeake Bay Critical Area. I have reviewed these petitions with respect to the requirements of the Critical Area and have determined that both petitions are consistent with these requirements.

For your convenience, I have attached the memo we had recently sent to you containing specific language you may wish to utilize in your zoning order.

PJS:vh

Attachment:
7-31-84 memo from Norman E. Gerber
re Chesapeake Bay Critical Area
Interim Requirements

PAUL J. SOLOMON, Head
Environmental Planning Sec.



BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204-2586
494-4500

PAUL H. REINCKE
CHIEF

Mr. Arnold Jablon
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, MD 21204

July 18, 1984

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: Matko Chullin

Location: NW/S Oriole Avenue 148' S/W from c/l West Riverside Avenue
Item No.: 365 Zoning Agenda: Meeting of 7/10/84

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

() 1. Fire hydrants for the referenced property are required and shall be located at intervals or feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

() 2. A second means of vehicle access is required for the site.

() 3. The vehicle dead end condition shown at

EXCEEDS the maximum allowed by the Fire Department.

() 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

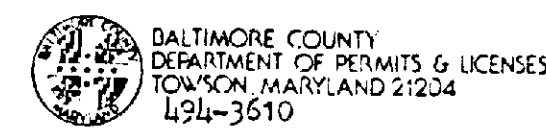
(X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.

() 6. Site plans are approved, as drawn.

() 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWED BY: [Signature] Noted and Approved: [Signature]
Planning Group Fire Prevention Bureau
Special Inspection Division

/mb



BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204
134-3610

TED FALKER JR.
DIRECTOR

Mr. William W. Hammond, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Comments on Item 365 Zoning Advisory Committee Meeting
are as follows:

Property Owner: Matko Chullin
Location: NWS Oriole Avenue
Existing Zoning: M, L
Proposed Zoning: Special Hearing to approve enlargement of greenhouse
Lots #9, 10 & 11 Frankton
15th

The items checked below are applicable:

- All structure shall conform to the Baltimore County Building Code 1981/ Council Bill 1-82 State of Maryland Code for the Building and Age; and other applicable Codes.
- A building and other miscellaneous permits shall be required before beginning construction.
- Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is not required.
- Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.
- An exterior wall erected within 6' of an adjacent lot line shall be of one hour fire resistive construction, no openings permitted within 3'-0" of lot lines. A firewall is required if construction is on the lot line. See Table 101, line 2, Section 1007 and Table 1002.
- Requested variance conflicts with the Baltimore County Building Code, Section/s
- A change of occupancy shall be applied for, along with an alteration permit application, and three required sets of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require a professional seal.
- Before this office can comment on the above structure, please have the owner, thru the services of a Registered in Maryland Architect or Engineer certify to this office, that the structure for which a proposed change in use is proposed can comply with the height/area requirements of Table 505 and the required construction classification of Table 101.

1. Comments: [Handwritten notes]
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Very truly yours,

Charles E. Burman, Chief
Plans Review

028177
Print 01-82

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner Date August 10, 1984

Norman E. Gerber, Director
FROM: Office of Planning and Zoning

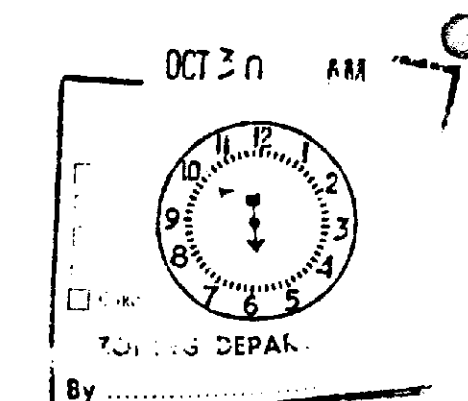
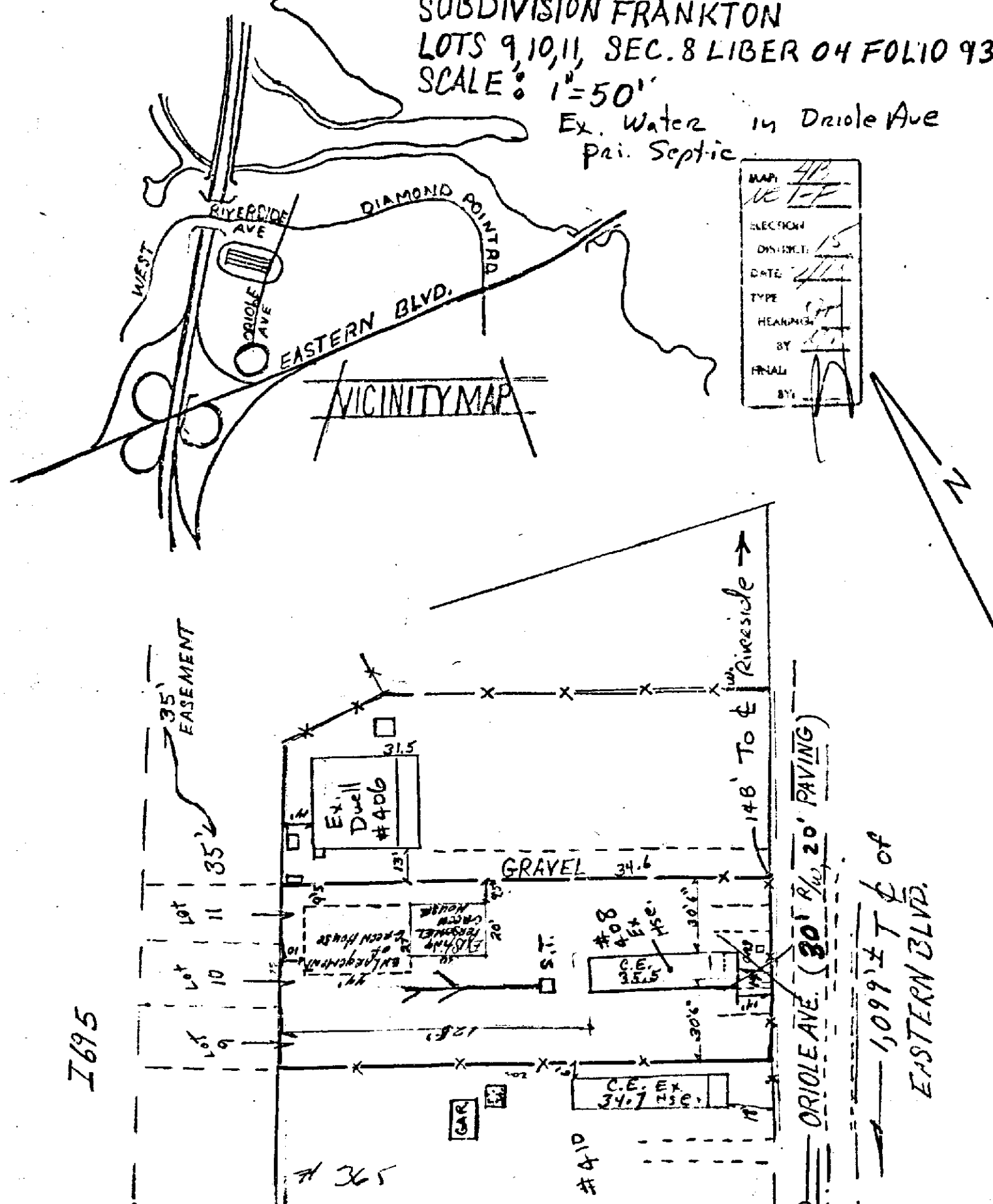
Zoning Petition Nos. 85-53-A, 85-54-A,
SUBJECT: 85-55-A, 85-56-A, 85-57-A, 85-58-A, 85-59-A, 85-60-A, 85-61-A, 85-62-SPH

There are no comprehensive planning factors requiring comment on these petitions.

Norman E. Gerber, Director
Office of Planning and Zoning

NEG/JGH/sf

PLAT FOR ZONING SPECIAL HEARING
OWNER-CAROL RAE & MATKOLEE CHULLIN
DISTRICT 15 ZONED M.L. RES. USE
SUBDIVISION FRANKTON
LOTS 9, 10, 11, SEC. 8 LIBER 04 FOLIO 93
SCALE: 1"=50'



Zoning Commissioner
County Office Building
Towson, Maryland 21204

RE: Petition for Special Hearing
NW/S of Oriole Ave., 148' SW
of the center line of West
Riverside Ave. (408 Oriole
Ave.) - 15th Election District
Matko Chullin, et ux - Petitioners
Case No. 85-62-SPH (Item No. 365)

Dear Commissioner:

We the above referenced petitioners do hereby formally appeal your order dated October 5, 1984, denying our petition for a finding that our proposed enlargement of an existing personal use greenhouse remains an "accessory structure."

Please forward our file to the County Board of Appeals and notify us of the date of the appeal hearing.

Sincerely,
[Signature]
Matko and Carol Chullin

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 135829

DATE Oct. 30, 1984 ACCOUNT R-01-615-000

AMOUNT \$80.00

RECEIVED Matko Chullin

FOR: Piling Fee for Appeal of Case No. 85-62-SPH

C 135829*****35000 4004

VALIDATION OR SIGNATURE OF CASHIER

Mr. & Mrs. Matko Chullin
408 Oriole Avenue
Baltimore, Maryland 21224

NOTICE OF HEARING

Re: Petition for Special Hearing
NW/S Oriole Avenue, 148' SW of the c/l
of West Riverside Avenue (408 Oriole Ave.)
Matko Chullin, et ux - Petitioners
Case No. 85-62-SPH

TIME: 10:15 A.M.

DATE: Wednesday, August 29, 1984

PLACE: Room 106, County Office Building, 111 West Chesapeake
Avenue, Towson, Maryland

[Signature]
Zoning Commissioner
of Baltimore County

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 131971

DATE 10/25/84 ACCOUNT 01-615-000

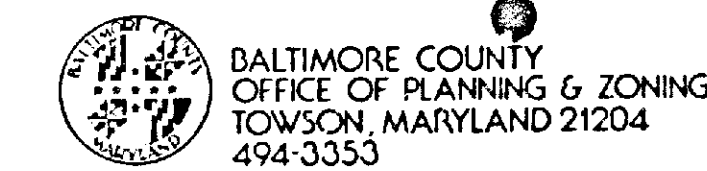
AMOUNT 35.00

RECEIVED Matko Chullin

FOR: Piling Fee for Appeal of Case No. 85-62-SPH

C 131971*****35000 4004

VALIDATION OR SIGNATURE OF CASHIER



ARNOLD JABLON
ZONING COMMISSIONER

August 23, 1984

Mr. & Mrs. Matko Chullin
408 Oriole Avenue
Baltimore, Maryland 21224

Re: Petition for Special Hearing
NW/S Oriole Ave., 148' SW of the c/l of
West Riverside Avenue (408 Oriole Ave.)
Matko Chullin, et ux - Petitioners
Case No. 85-62-SPH

Dear Mr. & Mrs. Chullin:

This is to advise you that \$63.60 is due for advertising and posting of the above property.

This fee must be paid and our zoning sign and post returned on the day of the hearing before an Order is issued. Do not remove sign until day of hearing.

Please make the check payable to Baltimore County, Maryland, and remit to Mrs. Arlene January, Zoning Office, Room 113, County Office Building, Towson, Maryland 21204, before the hearing.

Sincerely,

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 133272

DATE 8/10/84 ACCOUNT R-01-615-000

AMOUNT \$63.60

RECEIVED Carol Chullin

FOR: Advertising and Posting Case 85-62-SPH

C 133272*****63600 4004

VALIDATION OR SIGNATURE OF CASHIER

Petition For Special Hearing
15th Election District
ZONING: Petition for Special Hearing
LOCATION: Northwest side Oriole Avenue, 148 ft. Southwest of the centerline of West Riverside Avenue (408 Oriole Avenue)
DATE & TIME: Wednesday, August 29, 1984 at 10:15 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing.
Petition for Special Hearing under Section 500.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve an enlargement of the owners' existing personal use greenhouse as remaining an "accessory structure" within the definitions of Section 101 of the Baltimore County Zoning Regulations.
Being the property of Matko Chullin, et ux, as shown on plat plan filed with the Zoning Department.
In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.
BY ORDER OF
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY

CERTIFICATE OF PUBLICATION

OFFICE OF
Dundalk Eagle

38 N. Dundalk Ave.
Dundalk, Md. 21222 August 9, 1984

THIS IS TO CERTIFY, that the annexed advertisement of Arnold Jablon in the matter of P.O. #58251 - Req. #L 63255 - PETITION FOR SPECIAL HEARING, was inserted in **The Dundalk Eagle** a weekly newspaper published in Baltimore County, Maryland, once a week for one successive week before the 10TH day of August 1984; that is to say, the same was inserted in the issues of August 9, 1984

Kimbel Publication, Inc.

per Publisher.

By *K.C. Oller*

PETITION FOR SPECIAL HEARING
15th Election District
ZONING: Petition for Special Hearing
LOCATION: Northwest side Oriole Avenue, 148 ft. Southwest of the centerline of West Riverside Avenue (408 Oriole Avenue)
DATE & TIME: Wednesday, August 29, 1984 at 10:15 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

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Petition for Special Hearing under Section 500.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve an enlargement of the owners' existing personal use greenhouse as remaining an "accessory structure" within the definitions of Section 101 of the Baltimore County Zoning Regulations.
Being the property of Matko Chullin, et ux, as shown on plat plan filed with the Zoning Department.
In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.
By Order Of
ARNOLD JABLON
Zoning Commissioner
of Baltimore County
Aug. 9.

CERTIFICATE OF PUBLICATION

TOWSON, MD., August 9, 1984

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on August 9, 1984.

THE JEFFERSONIAN,

JB Venetian
Publisher

Cost of Advertising 24⁰⁰

#85-62-SPH

15th District
NW/5 Oriole Ave., 148' SW of c/l of W. Riverside Ave.
(408 Oriole Avenue)
Matko Chullin, et ux

1 SIGN

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 15 Date of Posting 8/17/84
Posted for: Petition for Special Hearing
Petitioner: Matko Chullin, et ux
Location of property: NW/5 Oriole Ave., 148' SW of c/l of W. Riverside Ave.
Location of Signs: front of property at 408 Oriole Ave.
Remarks: _____
Posted by Arnold Jablon Signature Date of return: 8/17/84
Number of Signs: 1

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 15th Date of Posting 11/5/84
Posted for: Zoning Appeal, Public Hearing
Petitioner: Matko Chullin, et ux
Location of property: NW/5 Oriole Ave., 148' SW of W. Riverside Ave.
408 Oriole Ave., 21224
Location of Signs: Approx. 2' fr. road way, facing Oriole Ave. approx. 20' fr. adjoining property on NE side of Petitioner's property
Remarks: Sign outside of fence
Posted by M. Chullin Signature Date of return: 11/9/84
Number of Signs: 1